



First American Title Insurance Company

3800 Pentagon Blvd, Suite 120 • Dayton, OH 45431

Office Phone:(937)443-0947 Office Fax:(937)443-1926

Final Settlement Statement

Property: 1068 Stahlheber Rd, 1076 Stahlheber, Hamilton, OH 45013 Lot: 30099	File No: 1103-2757520 Officer: Linda Wendling/LW Settlement Date: 08/30/2022 Disbursement Date: 08/30/2022 Print Date: 08/29/2022, 1:20 PM
Buyer: Open Arms Community Church of Hamilton, OH Address: 1068 Stahlheber Road, Hamilton, OH 45013 Seller: Presbytery of the Miami Valley Address: 4417 Bigger Road, Dayton, OH 45440 Lender: Farmers & Merchants Bank Address: 41 South First Street , Miamisburg, OH, 45342 Loan No.:	

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		Consideration:		
400,000.00		Total Consideration		400,000.00
		Earnest Money:		
	500.00	Total Deposit/Earnest Money		
		Disbursed as Proceeds (\$0.00)		
		Excess Deposit		
		Earnest Money Held By: Era Real Solutions Realty	500.00	
		Adjustments:		
	895.00	Security Deposit	895.00	
	5,000.00	Seller Credit toward Buyer's closing costs	5,000.00	
	100,000.00	Funds Transferred from File 2757520A		
		Prorations:		
	1,168.45	County Tax 01/01/22 to 08/30/22 @\$1,769.64/yr	1,168.45	
	57.74	Rents 08/30/22 to 09/01/22 @\$895.00/mo	57.74	
		Commission:		
		(Note: Commission amount \$12,000.00. POC Held By Era Real Solutions Realty \$500.00)		
		Commission Paid at Settlement to Era Real Solutions Realty	11,500.00	
		Commission Paid at Settlement to Her LLC	12,000.00	
		New Loan(s):		
		Lender: Farmers & Merchants Bank		
	300,000.00	New Loan to File - Farmers & Merchants Bank		
		Appraisal fee - Farmers & Merchants Bank POC-B \$1,500.00		
36.00		Flood certification - Farmers & Merchants Bank		
300.00		Underwriting Fee - Farmers & Merchants Bank		
3,000.00		Origination Fee - Farmers & Merchants Bank		
24.00		UCC Filing - Farmers & Merchants Bank		
		Title/Escrow Charges to:		
300.00		Title Exam to First American Title Insurance Company		
100.00		Title Insurance Binder to First American Title Insurance Company		
300.00		Settlement or Closing Fee to First American Title Insurance Company	100.00	
100.00		ALTA Loan Policy to First American Title Insurance Company		
1,537.50		ALTA Owner's Policy to First American Title Insurance Company	300.00	
150.00		[ER-112] Deletion of General Exception for Mechanics' Lien Loan Policy to First American Title Insurance Company		
50.00		[OH - 101] Survey Coverage - Lender to First American Title Insurance Company		
		Deed County Parcel Transfer Fee to Butler County Auditor	1.50	
66.00		Record Warranty Deed to Butler County Recorder		
178.00		Record Mortgage to Butler County Recorder		
		County Documentary Transfer Tax to Butler County Auditor	1,200.00	

Initials: _____

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File No: 1103-2757520
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Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		Disbursements Paid:		
		Home Warranty to American Home Shield	425.00	
		Deed Preparation to McNamee and McNamee	75.00	
1,388.24		Fund for file 2757520A to First American Title		
91.45		Cash (From) (X To) Buyer		
		Cash (X To) (From) Seller	366,777.31	
407,621.19	407,621.19	Totals	400,000.00	400,000.00

BUYER(S):

Open Arms Community Church of Hamilton,
 OH, an Ohio non-profit corporation

By: _____
 Name: Michael A Botts
 Title: Senior Pastor

SELLER(S):

Presbytery of the Miami Valley, an Ohio
 non-profit corporation

By: _____
 Name: Georganne Woessner
 Title: Chairman of the Board of
 Trustees

First American Title Insurance Company

By _____
 Linda Wendling